

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
OCTOBER 26, 2010**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, OCTOBER 26, 2010 at 6:00 P.M.** in the First Floor Hearing Room of the Department of Building & Zoning Services, 757 Carolyn Avenue.

The Board of Zoning Adjustment hears requests for Special Permits, Appeals and Variances to the requirements of the Columbus Zoning Code, Title 33, of the Columbus City Codes. The Board does not hear applications to amend the Official Zoning Map. Specific case information may be obtained by contacting the Department of Building & Zoning Services, 757 Carolyn Avenue, 645-4522.

SPECIAL NOTE TO THE APPLICANT: It is important that you or your representative be present at the public hearing. It is the rule of the Board to dismiss an application when a representative is not present.

SIGN LANGUAGE INTERPRETER: An interpreter will be made available for anyone in need of this service. To request an interpreter, please contact the City of Columbus, Department of Building & Zoning Services at 645-4522 at least four (4) hours before the scheduled meeting time.

PRELIMINARY MATTER: RECONSIDERATION REQUEST FOR FUTURE HEARING

	10310-00272
Location:	2432 CLEVELAND AVENUE (43211) , located at the southeast corner of Myrtle and Cleveland Aves.
Area Comm./Civic:	North Linden Area Commission
Existing Zoning:	C-4, Commercial District
Request:	Variances to Sections: 3312.21, Landscaping and screening. To not provide parking lot screening along Myrtle Ave. and along the alley. 3312.27, Parking setback line. To reduce the required parking setback along Myrtle Ave. from 10 ft. to 0 ft. 3312.49, Minimum number of parking spaces required. To reduce the minimum number of additional parking spaces from 53 to 0. 3356.11, C-4 district setback lines. To reduce the required building setback along Cleveland Ave. from 35 ft. to 20 ft.
Proposal:	To legitimize the conversion of a dentist's clinic into a church.
Applicant(s):	James Monsul for Vergniaud Angrand 642 Brooksedge Blvd. Westerville, Ohio 43081
Property Owner(s):	Ohio Conference Association of Seventh-Day Adventists 2 Fairgrounds Rd. Mt. Vernon, Ohio 43050
Case Planner:	Dave Reiss, 645-7973
E-mail:	DJReiss@Columbus.gov

- 1. Application No.:** 10310-00317
Location: 945 KING AVENUE (43212), located at the southwest corner of Hess St. & King Ave.
Area Comm./Civic: Fifth by Northwest Area Commission
Existing Zoning: M, Manufacturing District
Request: Variance to Section:
3312.49, Minimum number of parking spaces required.
To reduce the required number of additional parking spaces from 38 to 0.
Proposal: To expand an existing bar by 2,851 sq. ft.
Applicant(s): Chris Gruette; c/o Jerome Scott Architects
1020 Goodale Blvd.
Columbus, Ohio 43212
Property Owner(s): Nick Pavich
945 King Ave.
Columbus, Ohio 43212
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
- 2. Application No.:** 10311-00336
Location: 3050 OLENTANGY RIVER ROAD (43202), located at north east corner of Olentangy River Road and Dodridge Street.
Area Comm./Civic: None
Existing Zoning: C-4, Commercial District
Request: Special Permit(s) to Section(s):
3389.033, Cemetery.
To allow a cemetery.
Proposal: A cemetery expansion.
Applicant(s): Union Cemetery Association
3349 Olentangy River Road
Columbus, Ohio 43202
Property Owner(s): Howard E. & Mary P. Peck
191 Longview Drive
Dublin, Ohio 43017
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

3. **Application No.:** **10310-00338**
 Location: **771 SOUTH 6TH STREET (43206)**, located on the west side of South 6th Street, approximately 150 feet south of Frankfort Street.
 Area Comm./Civic: German Village Area Commission
 Existing Zoning: R-2F, Residential District
 Request: Variance(s) to Section(s):
 3332.14, R-2F area district requirements.
 To reduce the lot size from 6000 square feet to 2573 square feet on the lot fronting South 6th Street and to 2187 square feet on the lot fronting Purdy Alley.
 3332.05, Area district lot width requirements.
 To reduce the minimum lot width from 50 feet to 31.25 on the lot facing South 6th Street lot and to 31.98 on Purdy Alley
 3332.19, Fronting.
 To allow a dwelling to front on an alley instead of a public street.
 3312.49, Minimum number of parking spaces required
 To reduce the minimum number of required off-street parking spaces from 2 to 0
 3332.21, Building lines.
 to reduce the building line on South 6th Street from 10 feet to 6 feet.
 3332.26, Minimum side yard permitted.
 To reduce the minimum side yard from 3 feet to 1 foot on the north side of the dwelling fronting on South 6th Street.
 3332.25, Maximum side yards required.
 To reduce the maximum required side yard from 20 percent (6.25 feet), to 16 percent (5 feet), on the dwelling fronting South 6th Street.

 Proposal: A lot split.
 Applicant(s): Brian S. Artz
 560 E. Town Street
 Columbus, Ohio 43215

 Property Owner(s): Jamie Hyde
 771 South 6th Street
 Columbus, Ohio 43206

 Case Planner: Jamie Freise, 645-6350
 E-mail: JFFreise@Columbus.gov

4. **Application No.:** **10310-00340**
 Location: **1276 NORTON AVENUE (43212)**, located on the east side of Norton Ave., approximately 220 ft. north of W. 3rd Ave.
 Area Comm./Civic: Fifth by Northwest Area Commission
 Existing Zoning: M, Manufacturing District
 Request: Variances to Sections:
 3312.49, Minimum number of parking spaces required.
 To reduce the minimum number of parking spaces from 100 to 44.
 3363.24, Building lines in an M-manufacturing zoning district.
 To reduce the required building setback along Norton Ave. from 25 ft. to 0 ft.

 Proposal: To construct a 100 unit supportive housing facility.
 Applicant(s): National Church Residences; c/o Robert A. Meyer, Jr.; Porter, Wright, Morris & Arthur, L.L.P.
 41 S. High St.
 Columbus, Ohio 43215

 Property Owner(s): Pomar, L.P., F.K.A., Khempton Building Supply Co.
 500 W. Wilson Bridge Rd., L.P.
 Worthington, Ohio 43085

 Case Planner: Dave Reiss, 645-7973
 E-mail: DJReiss@Columbus.gov
5. **Application No.:** **10310-00342**
 Location: **60 EAST 18TH AVENUE (43221)**, located on the norths side of 18th Avenue, approximately 250 feet east of Pearl Alley.
 Area Comm./Civic: University Area Commission
 Existing Zoning: R-4, Residential District
 Request: Variance(s) to Section(s):
 3332.18, Basis of computing area.
 To increase the lot coverage from 40% to 52%.
 3332.27, Rear yard.
 To reduce the rear yard from 25% to 6%.

 Proposal: Redevelopment of existing structure.
 Applicant(s): Barret Jardine
 2561 Woodstock Drive
 Upper Arlington, Ohio 43221

 Property Owner(s): Garland Properties
 48 E. 15th Ave.
 Columbus, Ohio 43201

 Case Planner: Jamie Freise, 645-6350
 E-mail: JFFreise@Columbus.gov